

CITY OF ALBUQUERQUE

Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

March 23, 2018

Diane Hoelzer, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87199

Re: The Carlisle Condominiums
3600 Central Ave SE
Engineer's Stamp dated: 9-16-15 (K17D069)
Certification dated: 3-19-18

Dear Ms. Hoelzer,

Based on the Certification received 3/19/2018 and site visit on 3/20/2018, the site is only acceptable for a 30 Day Temporary Certificate of Occupancy by Hydrology. The previous letter signed by me on 3/20/2018 was incorrect because we do not approve occupancy for Building Permits that involve Work Orders until the infrastructure is accepted by the City, unless the infrastructure is financially guaranteed.

Since the infrastructure associated with this building permit is not financially guaranteed, the deficient items on the Work Order must be corrected and accepted by the City prior to final Engineer's Certification for Permanent Certification of Occupancy. After the Work Order is accepted an update Engineer's Certification must be submitted with a DTIS requesting release from Hydrology for Permanent Certificate of Occupancy.

If you have any questions, please contact me at 924-3986 or e-mail at jhughes@cabq.gov.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

C: Email Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CARLISLE CONDOMINIUM PROJECT

PROJECT DESCRIPTION: This 0.48 acre site is proposed to be developed into a 36 unit multi-level condominium complex with an underground parking garage.

EXISTING CONDITIONS: The project site is bounded by Carlisle Blvd. and Central Avenue on the west and north side of the property. Runoff from Carlisle is conveyed northerly as street flow then eastward at the intersection with Central Avenue. The east property boundary has a block wall that serves as a divide line between the existing restaurant outdoor patio and this project site. The south boundary consists of a gravel road that serves as access for the adjacent residences and church to the south. This project will have only one access location off of Central Avenue. No offsite flows enter this site under existing conditions.

PROPOSED CONDITIONS: Runoff from the roof will be directed to the "first flush" runoff storage tank located in the underground parking garage southeast corner. The tank will detain the required "first flush" runoff volume of 601 cu.ft. for 24 hours. After this detention time, the first flush volume will be pumped at a rate not to exceed 2.35 cfs through the 8" outfall discharge pipe to Central Avenue.

During any storm event when the first flush runoff volume is exceeded, the excess runoff will spill through a 10" diameter PVC pipe that serves as a spillway weir, into an 8" PVC pipe that conveys the runoff as gravity flow to a 24" sidewalk culvert and into Central Avenue.

SUMMARY OF HYDROLOGY

PROJECT AREA = 0.4877 ACRES = .000762 SQ. MI.
LAND TREATMENT = 100% D (FROM ROOF ONLY)
P (60") = 2.00"
P (6HR) = 2.30"
P (24HR) = 2.65"
Q₁₀₀ = 2.35cfs (ROOF)
V₁₀₀ = 0.0835 AC. FT. = 3637 CU. FT. (ROOF)

FIRST FLUSH CALCULATION

(0.34"/12") x (21,244 SF) = 601 CU.FT.
LAND TREATMENT = 100% D (FROM ROOF ONLY)

SINCE ROOF TAKES UP 99.9% OF ENTIRE PROJECT SITE,
AND EXISTING SITE IS 100% IMPERVIOUS,
EXISTING RUNOFF=ROOF RUNOFF=2.35 cfs

KEYED NOTES

- EXISTING PROPERTY LINE
- EXISTING ALLEY
- EXISTING PUBLIC SIDEWALK
- EXISTING CURB
- EXISTING DRIVEWAY SHALL BE REMOVED AND REPLACED WITH NEW 6" SIDEWALK & CURB & GUTTER
- EXISTING RAMP
- EXISTING OUTSIDE BUILDINGS
- PROPOSED ENTRANCE FOR ENCLOSED GARAGE
- PROPOSED TRANSFORMER
- PROPOSED ELECTRIC BANK METERS
- PROPOSED TRASH COMPACTOR

T B M (TEMPORARY BENCHMARK)

PK NAIL WITH ALUMINUM DISK
STAMPED "SURVITEK"
ELEVATION = 5209.87 (NAVD88)

GRADING AND DRAINAGE CERTIFICATION

I, DIANE HOELZER, NMPE 11967, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MARCH 3, 2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILLIAM NEISH, NMPS 21081, THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION APPROVAL, AND CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Diane Hoelzer NMPE 11967
DATE 3-19-18

WORK ON CENTRAL WAS COMPLETED
BY ART CONSTRUCTION. THIS CERT. IS
FOR GARAGE AREA ONLY.

Albuquerque City Survey Monument "9-K17"
New Mexico State Plane Coordinates:
Central Zone (NAD 83) as follows:
Y = 1,484,489.50
X = 1,534,461.72
Delta Alpha = -00°12'13"
Ground to grid factor = 0.999667932
Elevation = 5205.27 feet (NAVD88)

Sanitary Sewer Manhole
Rim Elev. = 5201.28
Inv. Elev. = 5194.53 NW
Inv. Elev. = 5195.08 E

3600 CENTRAL AVE. S.E.

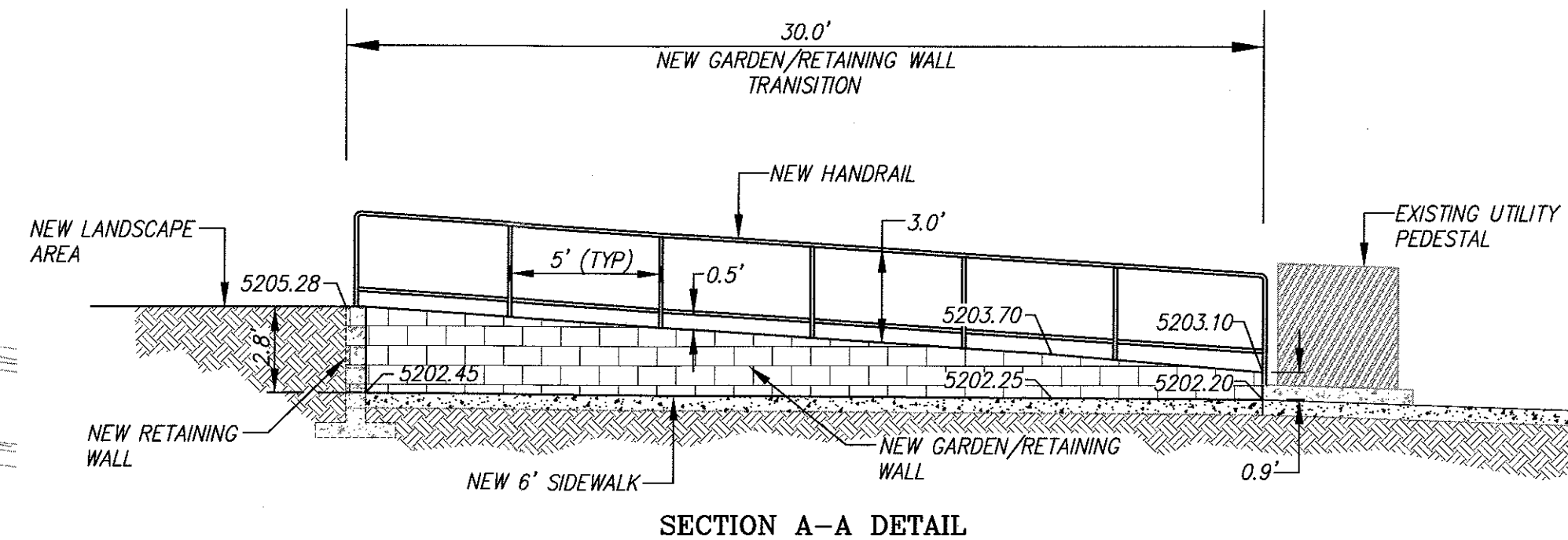
FIRST FLOOR - GARAGE LEVEL
(PARKING)

SCALE: 1" = 10'

NOTICE TO CONTRACTOR

- An excavation/construction permit will be required before beginning any work within City right of way.
- All work detailed on these plans to be performed, except as otherwise stated or provided for hereon, shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, (1986 Edition as revised through update #7 amendment 1).
- Two working days prior to any excavation, Contractor must contact New Mexico One Call system, (260-1990) for location of existing utilities.
- Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all constructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to Traffic / street use.
- Maintenance of these facilities shall be the responsibility of the Owner of the property served.
- Work on Arterial Street shall be performed on a 24-hour Basis.

Approval	Name	Date
Inspector		



24" SIDEWALK CULVERT
PER COA STD DWG 2236
Q₁₀₀ = 2.35cfs (max)

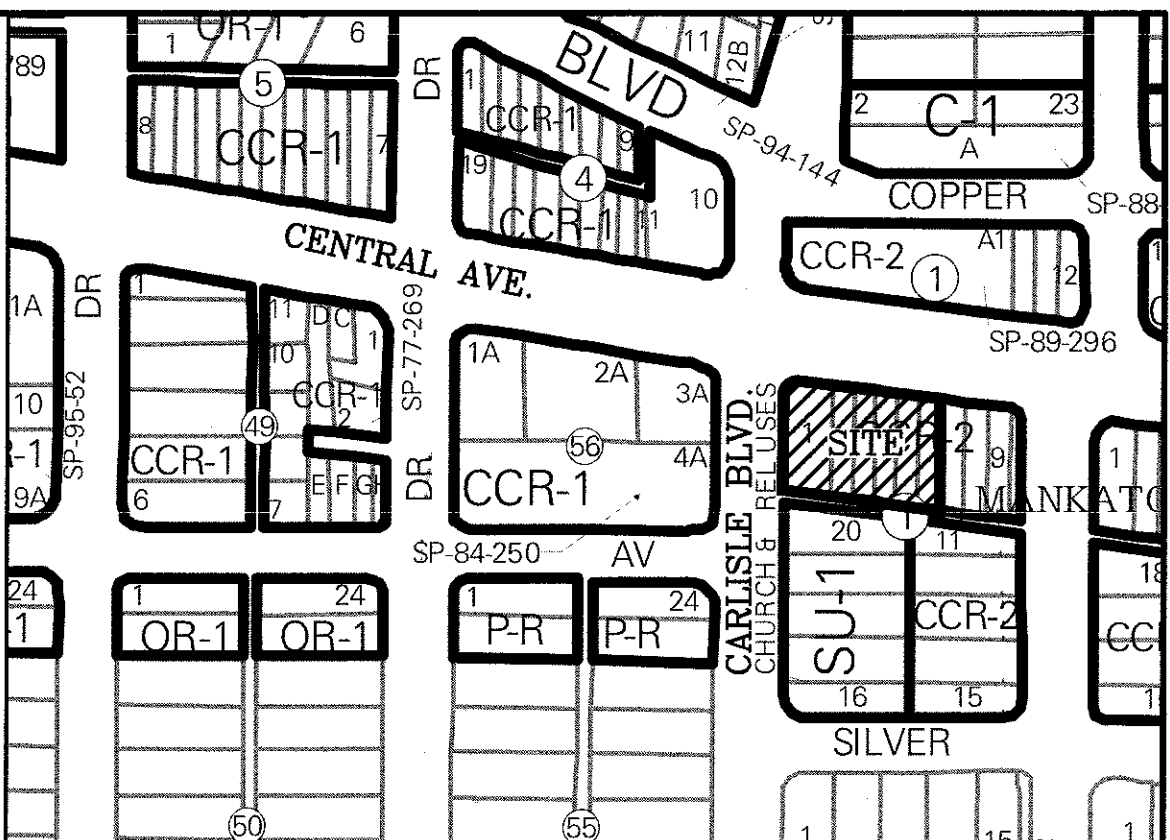
NEW 24 FT WIDE DRIVEPAD
PER COA STD DWG 2425

Project Bench Mark
PK Nail with aluminum disk
stamped "SURVITEK"
Elevation = 5201.62 (NAVD88)

NEW 3" WIDE SIDEWALK
WITH 2% CROSSWALK

SUMP INLET
ELEVATION = 5201.26
(SEE MASTER UTILITY PLAN
FOR SUMP D INLET CONNECTION
TO SANITARY SEWER IN CENTRAL)

PUMP SPECIFICATIONS:
USE A HYDROMATIC W/25 SUBMERSIBLE SUMP PUMP, 1/4 HP, DISCHARGE 1-1/2" NPT OR EQUIVALENT. FIRST FLUSH VOLUME IS 601 OF. THIS WILL BE RETAINED FOR 24 HOURS, THEN SLOWLY PUMPED AND RELEASED TO CENTRAL AVENUE AT A RATE OF APPROXIMATELY 0.1 CFS. A MANHOLE TYPE LID ON THE STORAGE TANK WILL ALLOW FOR PERIODICAL CLEANING AS NECESSARY.



VICINITY MAP ZONE ATLAS: K-16-Z

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6), IN BLOCK NUMBERED ONE (1) REPLAT OF MANKATO PLACE, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT OF SAID BLOCK ONE (1), FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 4, 1929, IN PLAT BOOK B, FOLIO 45.

LEGEND

- | | |
|--|------------------------------------|
| | EXISTING TELEPHONE PEDESTAL |
| | EXISTING CABLE PEDESTAL |
| | EXISTING WALL |
| | EXISTING ELECTRIC METER |
| | EXISTING ELECTRIC PEDESTAL |
| | EXISTING WATER METER |
| | EXISTING CONCRETE AREA |
| | EXISTING LIGHT POLE |
| | EXISTING POWER POLE |
| | EXISTING POWER POLE WITH FEED |
| | EXISTING GUY-WIRE ANCHOR |
| | EXISTING HYDRANT |
| | EXISTING SEWER CLEANOUT |
| | EXIST. SANITARY SEWER MANHOLE |
| | EXISTING WROUGHT IRON FENCE |
| | EXISTING ELECTRIC TRANSFORMER |
| | EXISTING BOLLARD |
| | EXISTING WATER VALVE |
| | EXISTING OVERHEAD UTILITY LINE |
| | EXISTING UNDERGROUND ELECTRIC LINE |
| | EXISTING WATER LINE |
| | EXISTING GAS LINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING TRAFFIC SIGNAL BOX |
| | EXISTING CONCRETE CURB & GUTTER |
| | EXISTING ELECTRIC MANHOLE |
| | EXISTING TRAFFIC SIGNAL |
| | EXISTING HANDICAP PARKING SPACE |
| | EXISTING ELECTRIC BOX |
| | EXISTING GAS METER |
| | NEW WATERBLOCK |
| | NEW FLOW |
| | NEW SUMP INLET |
| | NEW SIDEWALK |
| | NEW LANDSCAPE AREA |
| | NEW DRIVE PAD |
| | NEW RETAINING WALL |
| | REMOVE EXISTING CONCRETE |

CARLISLE CONDOMINIUMS

GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: ACH	Checked: DMG	Sheet: C-2
Scale: 1" = 10'	Date: 06-03-15	Job: A15013	







